117.0	0002	0003.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,122,400 / 1,122,400
					USE VALUE:	1,122,400 / 1,122,400
					ASSESSED:	1,122,400 / 1,122,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
92		DOTHAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NAVARRO PEDRO SERRANO
Owner 2:	MENICHELLI ELENA RUTH AMALIA
Owner 3:	
Street 1:	92 DOTHAN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	24 EPPING STREET LLC -
Owner 2:	-
Street 1:	41 KATIE WAY
Twn/City:	TEWKSBURY
St/Prov:	MA Cntry:
Postal:	01876

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1955, having primarily Vinyl Exterior and 3096 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	702,400		420,000	1,122,400
Total Card	0.138	702,400		420,000	1,122,400
Total Parcel	0.138	702,400		420,000	1,122,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 362.53 /Parcel: 362.53

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 75279
GIS Ref:
GIS Ref:
Insp Date: 08/12/21

!9084!

PREVIOUS ASSESSMENT

Parcel ID: 117.0-0002-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	702,400	0	6,000.	420,000	1,122,400		Year end	12/23/2021
2021	101	FV	152,400	0	6,000.	420,000	572,400		Year End Roll	12/10/2020
2020	101	FV	152,400	0	6,000.	420,000	572,400	572,400	Year End Roll	12/18/2019
2019	101	FV	138,600	0	6,000.	414,000	552,600	552,600	Year End Roll	1/3/2019
2018	101	FV	138,600	0	6,000.	318,000	456,600	456,600	Year End Roll	12/20/2017
2017	101	FV	138,600	0	6,000.	300,000	438,600	438,600	Year End Roll	1/3/2017
2016	101	FV	138,600	0	6,000.	276,000	414,600	414,600	Year End	1/4/2016
2015	101	FV	137,900	0	6,000.	258,000	395,900	395,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:26:42

LAST REV

Date	Time
11/16/21	13:54:21
jorourke	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 9084

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
24 EPPING STREE	79033-483	1	10/29/2021		1,500,000	No	No		
MADDEN MARGARE	75719-539	1	9/25/2020	Estate/Div	550,000	No	No		
	8682-147		1/1/1901	Family		No	No		Margaret Madden - DOD: 12/01/2019 - Jon Madde

USER DEFINED

Prior Id # 1:	75279
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/22/2020	1643	Addition	326,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
11/16/2021	SQ Returned	JO	Jenny O
11/10/2021	SQ Mailed	MM	Mary M
8/12/2021	Measured	DGM	D Mann
11/19/2020	SQ Mailed	MM	Mary M
4/13/2020	Mail Update	JO	Jenny O
9/14/2018	MEAS&NOTICE	CC	Chris C
3/4/2009	Info At Door	372	PATRIOT
2/9/2000	Measured	264	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	6									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	420,000	Spl Credit		Total:	420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1955	Eff Yr Blt:	2021
Alt LUC:		Alt %:	
Jurisdict:	G22	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.0	%
Functional:			%
Economic:			%
Special:	NC - New Cons't	10.	%
Override:			%
	Total:	10.9	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.06666660
Const Adj.:	1.04989493
Adj $ / SQ:	145.585
Other Features:	109586
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	788369
Depreciation:	85932
Depreciated Total:	702437

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

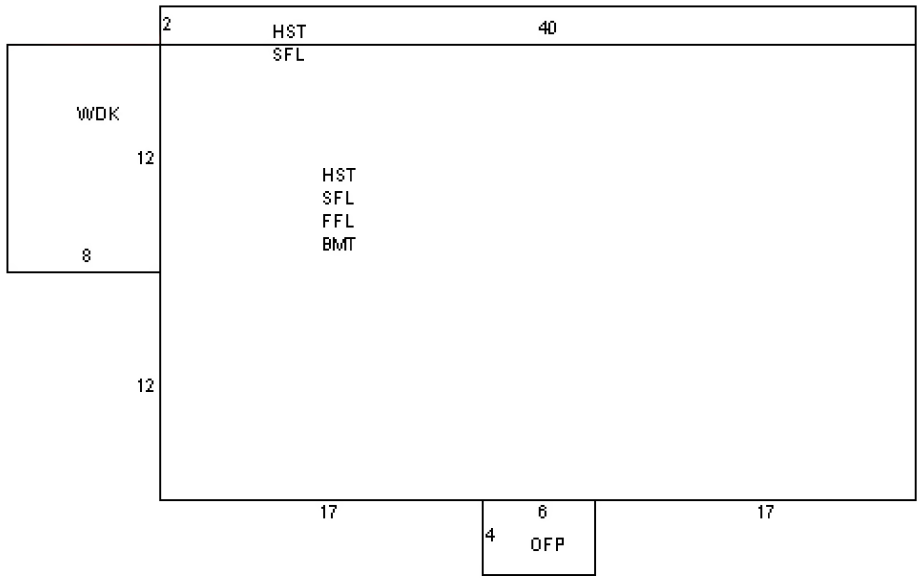
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	212.55
Special Features:	0	Val/Su Net:	195.11
Final Total:	702400	Val/Su SzAd	278.73

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,040	145.590	151,409
BMT	Basement	960	63.330	60,796
FFL	First Floor	960	145.590	139,762
HST	Half Story	520	145.590	75,704
WDK	Deck	96	16.800	1,613
OFP	Open Porch	24	46.200	1,109
	Net Sketched Area:	3,600	Total:	430,393
Size Ad	2520	Gross Area	4120	FinArea 3096

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	60	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

117.0-0002-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: